

MINUTES OF MEETING

**UNIVERSITY PARK RECREATION DISTRICT
BOARD OF SUPERVISORS WORKSHOP MEETING**

Tuesday, August 31, 2021 1:00

**p.m. University Park Varsity
Room**

7671 The Park Blvd, University Park, FL 32401

Board Members present at roll call in person or via phone:

James Case	Chairperson
Steve Ludmerer	Vice Chairperson
Sally Dickson	Assistant Secretary
Karen Pagano	2nd Vice Chairperson
Bill DiPaolo	Treasurer

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Venessa Ripoll (via phone)	Assistant District Manager-PFM Group Consulting LLC
Kourtney Dinkins (via phone)	Assistant District Manager-PFM Group Consulting LLC
Mark Barnebey (via phone)	District Counsel- Blalock Walters Law Firm
Laurie Evans	Former General Manager- Country Club
Curtis Nickerson	Director of Properties & Facilities- Country Club
John Fetsick	General Manager- Country Club
Rico Alcala	Club Operations Director- Country Club
Various Members of the General Public	(present and via Zoom)

FIRST ORDER OF BUSINESS

Organization Matters

Call to Order and Roll Call

The workshop meeting was called to order at 10:00 a.m. by Mr. Case. Ms. Carvalho confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Opening Comments

Mr. Case proceeds to lead the Pledge of Allegiance.

Public Comments

Mary Jane Sanacore commented about a concern pertaining to space in the outside dining area and the fire pit area. Ms. Sanacore noted that there is no covering over the fire pit area that prevents the sun and stated that the dining area setting now allows for flexible use.

There were no other public comments at this time.

SECOND ORDER OF BUSINESS

Discussion

Update of the Country Club Management Association Agreement

Mr. Case and Mr. Barnebey have been working on this agreement that serves as an extending operating agreement with the Country Club to continue their current role for the next three years. The current agreement expires September 30, 2021 and the renewal of the agreement is due on that date. Mr. Barnebey will provide necessary documents for the agreement where the Board will vote to approve during the September 10, 2021 Board of Supervisors' Meeting.

Update of the Zoom Meeting Incident

Mr. Case provided an overview of the contact he had with the FBI and local authority regarding the Zoom incident. It was pointed out that the Zoom meeting interruption could have come from anywhere in the world and that the Zoom link got out through Twitter. Ms. Carvalho stated that there is no statute where a conference call is mandatory for meetings and advised the Board to think about how best to proceed with Zoom and conference calls for future meetings.

Update of the Pickle Ball RFP

Mr. Fetsick reported that the RFP is due on September 3, 2021. There were three vendors who showed interest in submitting a proposal for the project. During the next Board meeting, Mr. Fetsick will present the proposals for Board review and consideration.

Update of the Croquet Lawn Construction Project

Mr. Nickerson provided an update for the project and noted several issues presented while working on the project. Supply Chain has been problematic in getting some of the necessary materials and Mr. Nickerson stated he had to call in favors from various colleagues in the industry to obtain supplies such as pipes.

Mr. Case asked about the timeframe for the project and Mr. Nickerson responded that once an irrigation power line is determined and relocated, the project should commence in the next three weeks. Mr. Ludmerer asked about water and shade areas for players to use while playing. Mr. Nickerson informed that there will be no space for a shaded structure or water for players and that the best option for players is to use the Fitness Centre in the terrace.

Ms. Pagano asked if there was any known cost for relocating the power line and noted that there may be safety concerns with relocating the power line as there may be exposed wires. Ms. Pagano also asked when the Board would know the cost of relocating the power line. Mr. Nickerson responded that the cost of relocating the power line should be known to the Board in about one week.

Ms. Pagano questioned the dimensions of the croquet courts and the need to have regulation sized courts for tournaments. Mr. Nickerson explained that he would come back to the next meeting with a scaled down version of the courts. Mr. DiPaolo noted that the croquet players will have a better pitch than they have with the existing court and requested the best estimate from Mr. Nickerson by next week. Mr. Nickerson obliged with the request.

Update of the Phase 1 Restaurant Renovation Project

Mr. Fetsick presented design plans on the Phase 1 Restaurant Renovation Project, which included information from the weekly meetings he has had with various industry professionals. Mr. Fetsick spoke on the vision statement for this renovation project and reported that the interior of the project is moving along at a good pace while the exterior of the project may take a bit more time. The interior seating arrangement will be altered to include larger tables to accommodate large groups and events. The dining table layout was presented along with the color palette, art, and acoustic study for mitigating any sound concerns. Mr. Fetsick stated that the seating capacity was not yet final while

presenting the Board with two options for replacing the canopy or installing a brand-new permanent structure in place of the canopy.

Ms. Dickson asked for clarification on the floor surface and requested clarification on the thought process behind changing the surface of the floor. Ms. Dickson also questioned the height of the firepits in reference to the aesthetics when in use. Mr. Fetsick explained that the design elements are focused on accommodating social groups in a comfortable way.

Ms. Dickson posed another question about fabric on the seats and the need for cleanliness of those fabric seats so guests can use them safely. Mr. Fetsick assured the Board that there will be operational measures in place to ensure positive aesthetics and cleanliness of all furniture.

A group discussion ensued about guest comfortability as it relates to table size and the need to reconsider the current expansion to allow for greater flexibility in the budget to effectively utilize more space in the floor plan. The conversation continued to focus on the gathering spaces throughout the restaurant and the different scenarios where guests have an opportunity to socialize.

From the Zoom audience, Mr. Rubin questioned the ventilation inside the restaurant and the need for outdoor seating due to COVID restrictions. Mr. Fetsick noted that the ventilation issue has been discussed and considered and the outdoor seating numbers are changing as the floor plan changes.

Mr. Ludmerer made a comment that he was very impressed with the timeline of the plan to move forward with the renovation. Mr. Ludmerer requested that Mr. Fetsick revisit the expansion, including the canopy, to the south of the restaurant and consider solar panels for the permanent roof.

Update of the COVID-19 Protocol & Safety Procedures

Mr. Fetsick presented information on the current status of the evolving COVID protocol and announced that management is taking the issue very seriously, continuing to be fluid as cases come up. It was stated that decisions being made are guided by professionals led by the Center for Disease Control.

Current COVID policies for employees include wearing a mask properly at all times, required COVID testing if feeling sick, no requirement for negative test outcomes after a quarantine period, and follow all policies related to international and domestic travel as per the CDC guidelines. Management is not requiring vaccinations for residents, members, or current staff but are requiring vaccinations for all new employees. No proof of vaccination is required for any residents and guests but if an employee is vaccinated, management is requiring proof of

vaccination.

Mr. Fetsick noted that any change in some of the policies could result in the loss of staff and the potential shut down of facilities. Mr. Ludmerer expressed support and commendation for the way COVID precautions are being handled.

From the Zoom audience, Mr. Rubin asked what type of COVID tests were being required for employees. Mr. Fetsick informed that COVID tests are required for all possible exposures and that the rapid test method is what is currently being required.

Discussion of Supervisors' Role

The topic of the Supervisors' role was introduced by Mr. Case where it was stated there would need to be a reinstatement of the Volunteer Finance Group so there can be collaboration of two or more Board Members as it relates to finance matters to the District. Mr. Fetsick explained the Sunshine Law restrictions where Board members are unable to simultaneously collaborate on finance documents. A Financial Plan will be presented to the Board by the end of the year. Ms. Dickson announced that she would be working to prioritize capital projects beyond the Phase 1 Renovation of the Master Plan.

Mr. Ludmerer requested a copy of the final draft of charter amendments.

Mr. Case questioned the use of styrofoam cups that are given to guests. A discussion ensued about the various options to use alternate cups and it was suggested that an environmental committee be formed to make multiple changes as it relates to the community becoming more environmentally friendly.

From the Zoom audience, Mr. Whyte announced that he was calling from the Community Center and that it was a beautiful and highly functional space.

THIRD ORDER OF BUSINESS

Adjournment

Mr. Case requested a motion to adjourn the meeting of the Board of Supervisors' at 12:28 p.m. at the Varsity Club.

ON MOTION by Ms. Dickson, seconded by Ms. Pagano, with all in favor, the Tuesday, August 31, 2021 Workshop meeting of the Board of Supervisors' of the University Park Recreation District was adjourned at 12:28 p.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson

Vice Chair- Bill DiPaolo